

For Sale

SPANISH PASS RANCH

253 TOTAL ACRES LOCATED IN KENDALL COUNTY

311 Spanish Pass Rd, Boerne, TX 78006

PRICE: CALL FOR PRICING

SPANISH PASS RANCH

Property Overview

PROPERTY OVERVIEW

Property Name:	Spanish Pass Ranch
Property Address:	311 Spanish Pass Rd, Boerne, TX 78006
Property Type:	Land/Ranch/Residential Development
Lot Size:	253 AC + Additional 258 AC Option
Zoning:	OCL - Agricultural Exempted

PROPERTY HIGHLIGHTS

Spanish Pass Ranch encompasses up to 506.7 acres, ideal for private ranchers or ambitious developers in vibrant Kendall County.

Steeped in history from the old railway of Boerne and one of Texas's earliest Freeman Colonies, local legends hint at an on-site hot spring. Enjoy scenic breathtaking hilltop views, surrounded by heritage oak trees and fertile land.

Conveniently located just 8 miles from Boerne, 12 miles from Comfort, and 24 miles from IH-10 & Loop 1604—your gateway to opportunity awaits!

SALE PRICE CALL FOR PRICING

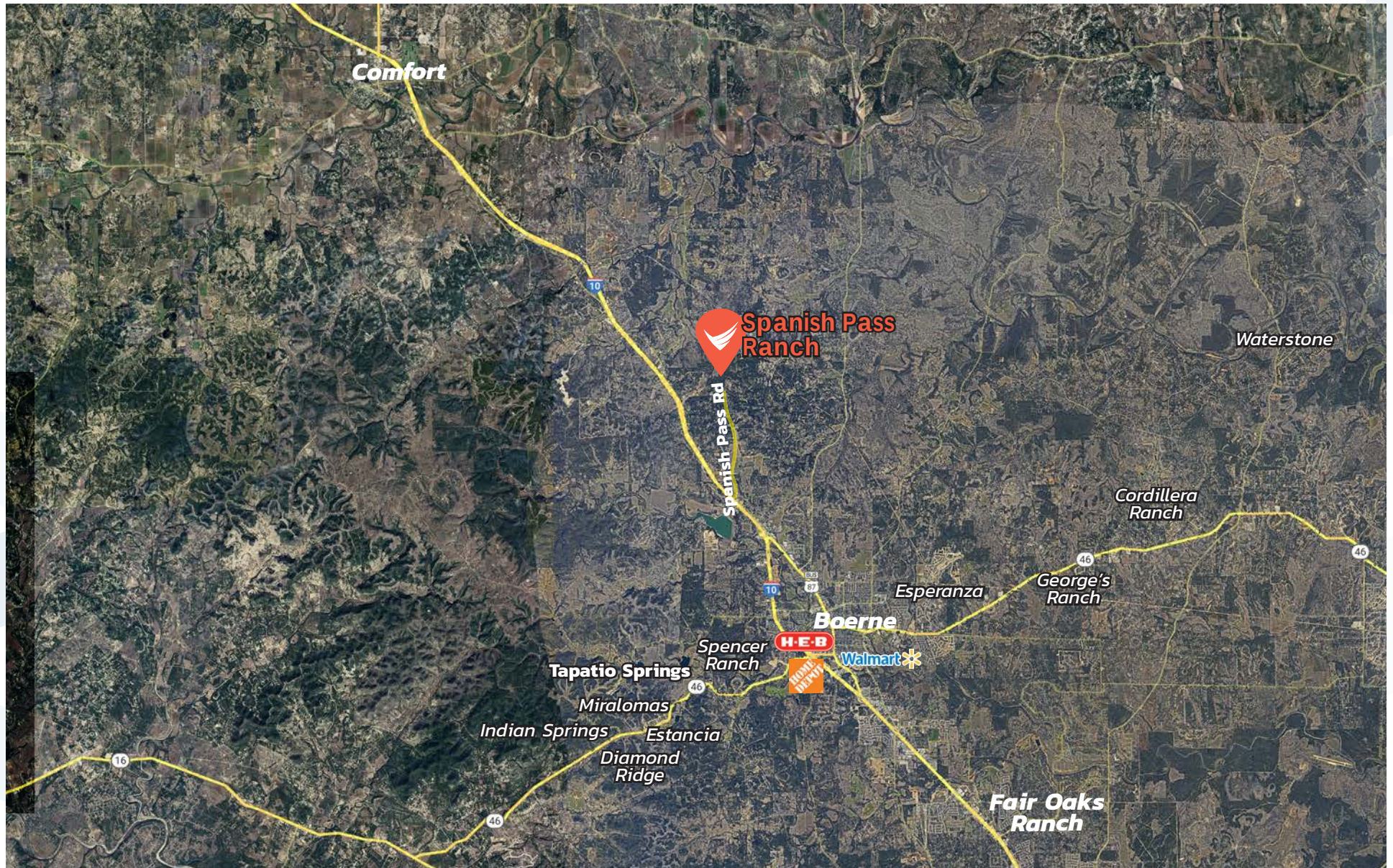


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SPANISH PASS RANCH

Aerial

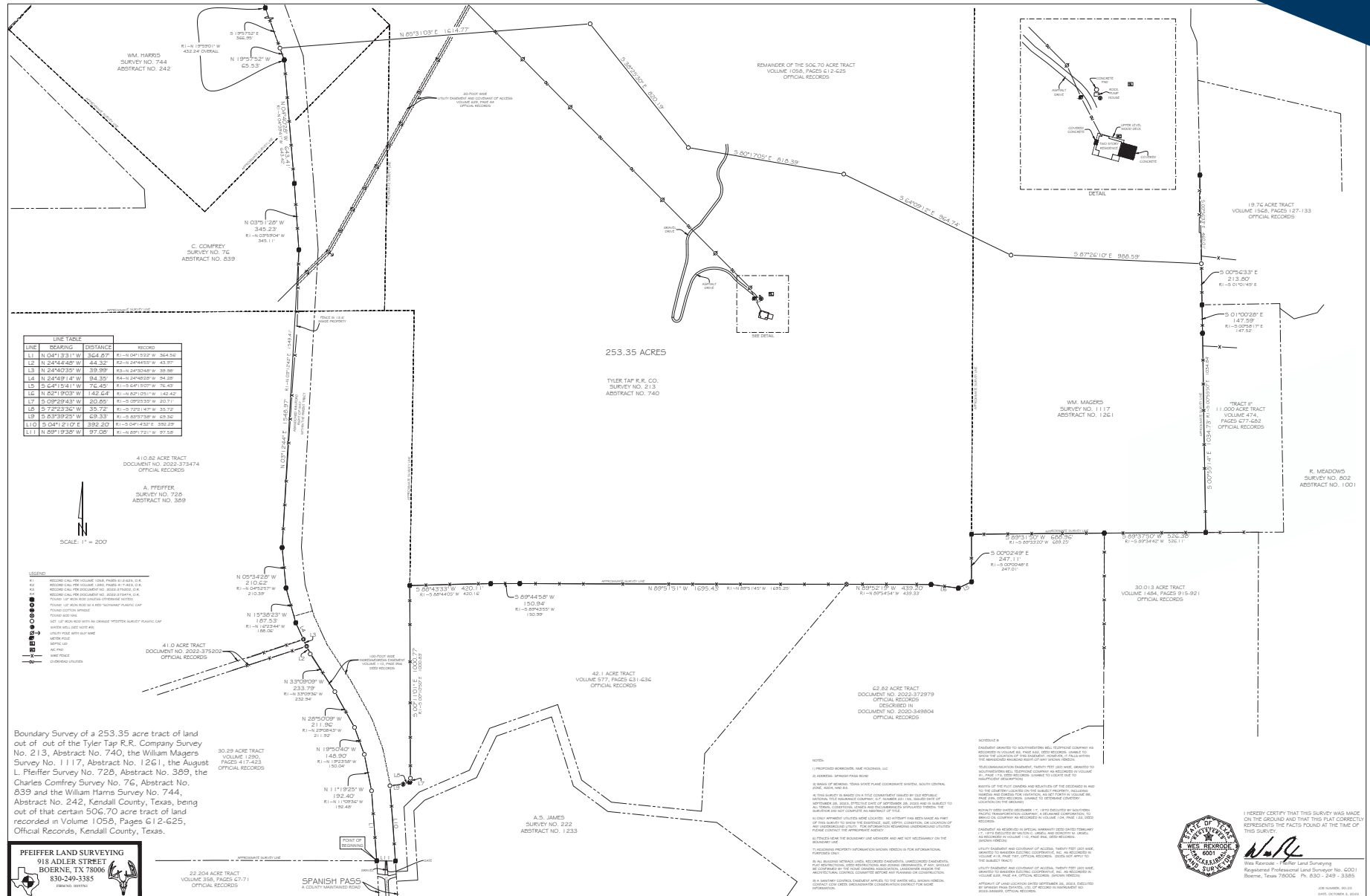


SPANISH PASS RANCH

253 AC Survey



Watch Drone Video



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SPANISH PASS RANCH

10-Acre Ranchette Land Plan



SPANISH PASS RANCH

History

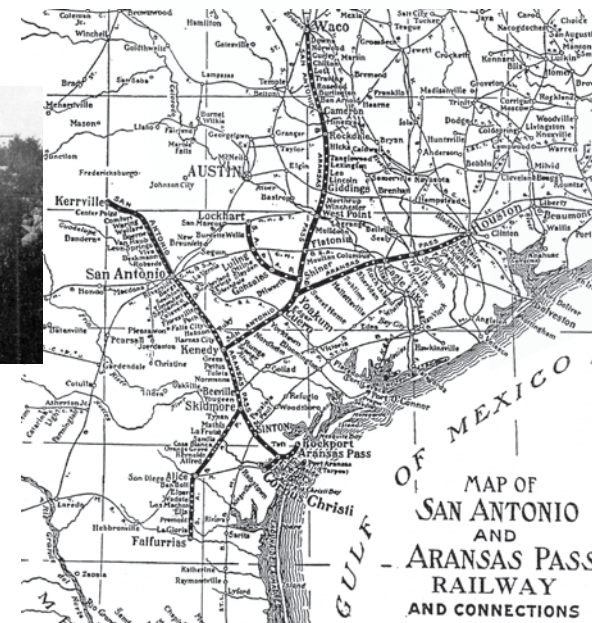
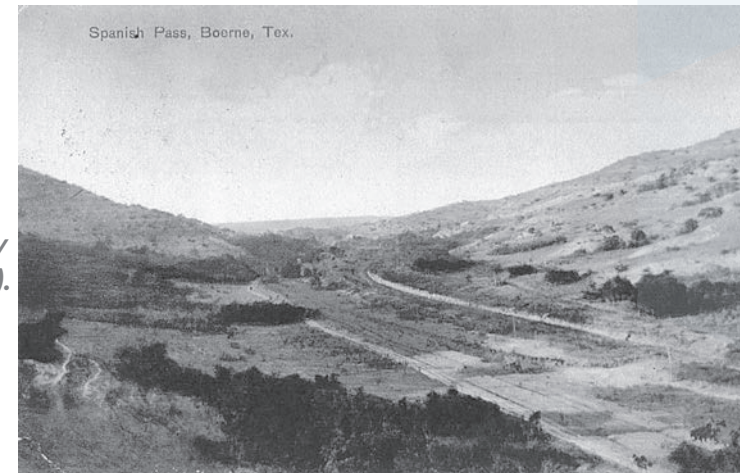
Own a Piece of Texas History at Spanish Pass Ranch!

Located at the historic crossroads of Native American trails, Spanish expeditions, African American Freedom Colonies, and early Hill Country settlements, Spanish Pass Ranch offers a rare opportunity to own land rich with Texas heritage.

This extraordinary property is woven into the legacy of the Camino Real de San Saba (Camino Viejo) and the resilient communities of the Spanish Pass Colony. Set atop the divide between the San Antonio River watershed to the south and the Guadalupe River watershed to the north, the ranch occupies a storied landscape once traveled by stagecoaches and later served by the San Antonio and Aransas Pass Railway (SA&AP).

In the late 19th century, a 900-foot siding was constructed here to accommodate trains crossing the divide—part of a larger network built by the legendary Uriah Lott. With little more than a borrowed five-dollar bill and remarkable determination, Lott established the SA&AP, laying the groundwork for 600 miles of rail across South Texas. From the first mile built with salvaged materials to the inaugural train reaching Floresville in 1886 and expansions into Corpus Christi, Kerrville, Rockport, Houston, and Waco, the SA&AP played a vital role in shaping the region's growth and prosperity.

Today, Spanish Pass Ranch stands as a living monument to perseverance, innovation, and the pioneering spirit of Texas.

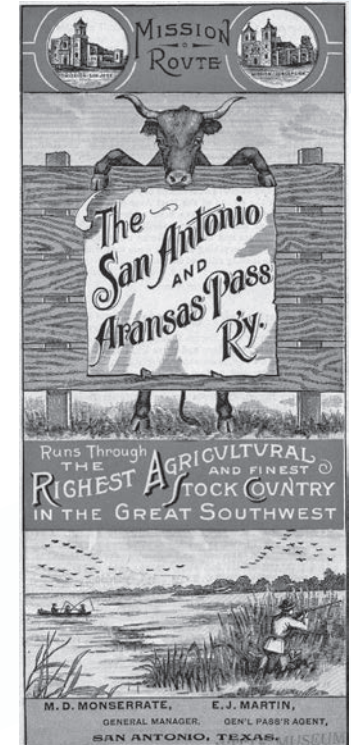


SPANISH PASS RANCH

History – Continued

Where History Lives: A Land of Legacy and Opportunity

- **Camino Viejo Trail:** Walk the historic route traveled by Spanish explorers en route to the 1757 Presidio de San Luis de las Amarillas.
- **Spanish Pass & Puerto Viejo:** Discover the landmark gateway chronicled in 1828 expedition journals and early Republic of Texas land surveys from 1840.
- **Freedom Colonies:** Celebrate the legacy of emancipated African Americans, including Ben and Kitty Wren, who founded the Spanish Pass Colony after 1865.
- **Railroad Heritage:** Features an original limestone railroad underpass built circa 1886—an engineering treasure potentially eligible for National Historic Landmark designation.
- **Historic Cemeteries:** Nearby sites like the Wren Cemetery offer a poignant connection to freed families and the area's earliest settlers.



TEDDY'S ROUGH RIDERS AT SA&AP SAN ANTONIO DEPOT



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SPANISH PASS RANCH

Why Texas?

Texas shines as a top destination for commercial real estate owners and developers! With its booming economy, favorable regulations, and diverse opportunities, it's no wonder that investors are flocking to the Lone Star State.

Texas is thriving with population growth:

An influx of newcomers is flocking to the Lone Star State, particularly from pricey states like California and New York.

This migration fuels soaring demand for housing, retail spaces, offices, industrial facilities, and essential services.



Texas shines with robust economic foundations:

- No state income tax
- Business friendly climate
- Diverse economy

Infrastructure + Location:

Centrally located: Ideal for distribution and logistics. Major cities like Austin, Houston, and San Antonio are key transportation hubs.



SPANISH PASS RANCH

Why Boerne?

Boerne is located just north of San Antonio in the beautiful and highly-sought after Texas Hill Country region. Consistently ranked amongst the best small towns in Texas, Boerne is part of Kendall County – **one of the 15 fastest-growing counties in the state.**

Small-Town Charm + Proximity to a Big City:

Enjoy the best of both worlds—Boerne offers a charming, historic Hill Country vibe that attracts locals and tourists. Great proximity to • San Antonio: 20 mins

• Comfort: 17 mins • Kerrville: 35 mins • Fredericksburg: 45 mins



Tourism & Foot Traffic:

Main Street attracts visitors with boutiques, restaurants, art galleries, and wine tasting rooms. Events like Boerne Market Days and Dickens on Main boost foot traffic, benefiting retail and hospitality businesses.

Quality of Life:

Boerne's excellent schools, booming housing developments, beautiful scenery, and safe neighborhoods create an appealing living environment.



THE CURRENT AND PROJECTED POPULATION

Kendall County
50,685
by 2028
61,952

MEDIAN HOUSEHOLD INCOME

Kendall County
\$118,890

AVERAGE HOME VALUES

Kendall County
\$677,985





INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Types of Real Estate License Holders:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A Broker's Minimum Duties Required By Law (A Client Is The Person Or Party That The Broker Represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A License Holder Can Represent A Party In A Real Estate Transaction:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Valcor Properties, LLC	602931		210.824.4242
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
			
<i>Licensed Supervisor of Sales Agent / Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jared Davis	687518	jared@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
			
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0





FOR MORE INFORMATION CONTACT:

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